157.0	0006	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	677,500 / 677,500
					USE VALUE:	677,500 / 677,500
					ASSESSED:	677,500 / 677,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
145		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROUILLETTE PAUL
Owner 2:	
Owner 3:	
Street 1:	145 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MORRISSEY HELEN A -
Owner 2:	-
Street 1:	145 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1937, having primarily Wood Shingle Exterior and 1263 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6795.000	240,800		436,700	677,500
Total Card	0.156	240,800		436,700	677,500
Total Parcel	0.156	240,800		436,700	677,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 536.42 /Parcel: 536.42

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 104880

GIS Ref

GIS Ref

Insp Date 07/27/18

!12330!

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	240,800	0	6,795.	436,700	677,500		Year end	12/23/2021
2021	101	FV	232,100	0	6,795.	436,700	668,800		Year End Roll	12/10/2020
2020	101	FV	232,100	0	6,795.	436,700	668,800	668,800	Year End Roll	12/18/2019
2019	101	FV	193,400	0	6,795.	436,700	630,100	630,100	Year End Roll	1/3/2019
2018	101	FV	193,400	0	6,795.	368,100	561,500	561,500	Year End Roll	12/20/2017
2017	101	FV	193,400	0	6,795.	336,900	530,300	530,300	Year End Roll	1/3/2017
2016	101	FV	193,400	0	6,795.	287,000	480,400	480,400	Year End	1/4/2016
2015	101	FV	180,900	0	6,795.	249,500	430,400	430,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:23:20

LAST REV

Date	Time
10/15/18	11:34:55
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12330

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORRISSEY HELEN	43818-577		9/30/2004		375,000	No	No		
	13039-345		8/17/1976		39,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/1996	66	Manual	4,300	C				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
11/3/2008	Measured	355	PATRIOT
1/16/2005	MLS	MM	Mary M
11/3/2000	Hearing Chag	189	PATRIOT
1/28/2000	Inspected	276	PATRIOT
12/1/1999	Measured	268	PATRIOT
7/19/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	104880
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6795		Sq. Ft.	Site		0	70.	0.92	7									436,694						436,700	

Total AC/HA:	0.15599	Total SF/SM:	6795	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	436,694	Spl Credit		Total:	436,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.24794984
Const Adj.:	0.98990101
Adj $ / SQ:	135.888
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327128
Depreciation:	86362
Depreciated Total:	240766

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

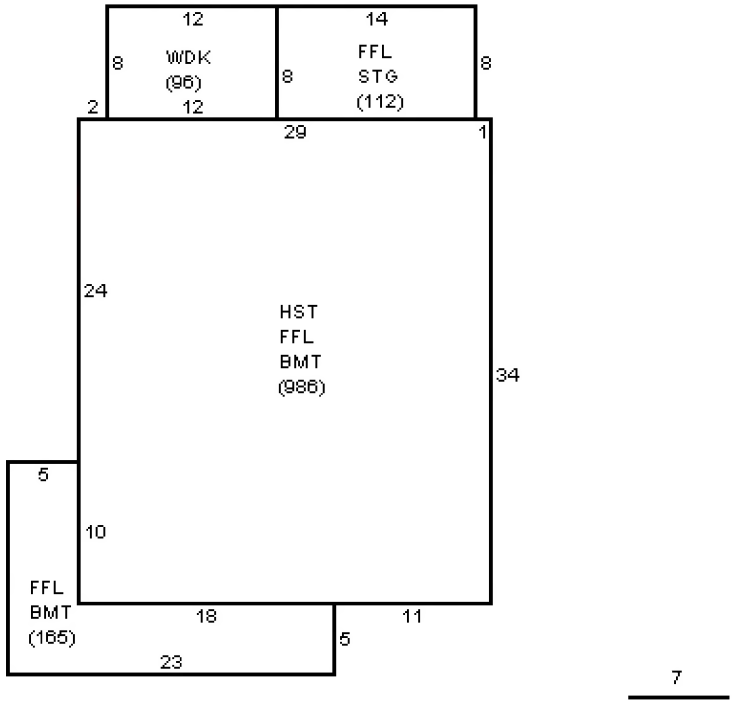
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	135.89
Special Features:	0	Val/Su Net:	77.30
Final Total:	240800	Val/Su SzAd	137.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,263	135.890	171,627
BMT	Basement	1,151	40.770	46,922
HST	Half Story	493	81.530	40,196
STG	Storage	112	7.710	863
WDK	Deck	96	15.840	1,520

Net Sketched Area:	3,115	Total:	261,128
Size Ad	1756	Gross Area	3608	FinArea	1263
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc